



SPACE ABOVE THIS LINE FOR RECORDING DATA

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BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NO. 19-8.17

WHEREAS, Creative Land Management, LLC, a Florida limited liability company has agreed to convey an 11.09 acre parcel of land for access to Hawk's Hammock Park to Martin County as a condition of approval of the Creative Land Management Revised Master Site Plan, Phasing Plan and Phase 1 Final Site Plan; and

WHEREAS, Sec. 139.31 and 139.32, General Ordinances, Martin County Code require that any conveyance of an interest in land to Martin County for any public purpose shall be accepted and approved by resolution by the Board of County Commissioners of Martin County.

NOW, THEREFORE, BE IT RESOLVED BY THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS, THAT:

The Martin County Board of County Commissioners hereby accepts and approves the Warranty Deed for an 11.09 acre parcel of land for access to Hawk's Hammock Park from Creative Land Management, LLC, a Florida limited liability company, or its successors, to Martin County.

DULY PASSED AND ADOPTED THIS 27TH DAY OF AUGUST, 2019.

ATTEST:

MARTIN COUNTY BOARD OF COUNTY
COMMISSIONERS

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM & LEGAL
SUFFICIENCY:

KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY



RETURN TO:
Champagne Title Services, Inc.
3800 NE 3rd Avenue
Pompano Beach, FL 33064

This instrument prepared by:
Name: Dolores K. Sanchez, Esquire
Address: 4701 North Federal Highway
Suite 316
Lighthouse Point, FL 33064

WARRANTY DEED

THIS INDENTURE, made effective this 17th day of December, 2019, between

Creative Land Management, LLC, a Florida limited liability company

whose mailing address is: 785 NE 33rd Street Boca Raton, FL 33431 GRANTOR

Martin County, a political subdivision of the State of Florida

whose address is 2401 SE Monterey Road, Stuart, FL 34996 GRANTEE

WITNESSETH that the Grantor(s), for and in consideration of the sum of Ten and No/100 (10.00) Dollars, and other good and valuable consideration to GRANTOR(s) in hand paid by GRANTEE(s), the receipt whereof is hereby acknowledge, has granted, bargained, and sold to said GRANTEES and GRANTEES' heirs, successors and assigns, the following described land, situate, lying and being in the County of Martin County, State of Florida to wit:

SEE EXHIBIT A

Subject to restrictions, reservations, and easements of record, if any, and taxes for the year 2020 and subsequent years.

The GRANTOR does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR(s) have hereunto set their hand and seal the day and year first above written.

Accepted Pursuant to Resolution

No 19-8.17

On 8/27/19

Signed, sealed and delivered in our presence:

Creative Land Management, LLC
a Florida Limited Liability Company

Ellen Pepitone
WITNESS
NAME: Ellen Pepitone
Howard Luterma
WITNESS
NAME: HOWARD LUTERMAN

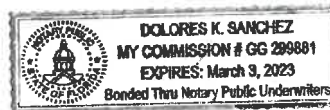
[Signature]
BY: Jason Pepitone, Manager of
JSP Family Holdings, LLC, Manager

COUNTY OF BROWARD
STATE OF FLORIDA

The foregoing instrument was acknowledged before me this 2nd day of December, 2019 by Jason Pepitone, Manager of JSP Family Holdings, LC, a Manager of Creative Land Management, LLC who is are known to me personally or who /have/has produced _____ as identification

[Signature]
Notary Public

Print Name: DOLORES K. SANCHEZ



LOCATION MAP
(NOT TO SCALE)

- ## ABBREVIATIONS

SURVEYOR'S CERTIFICATION

Betsy Lindey, 1115 Maple
 Surveyors, 400 Maple
 No. 5569
 David Joseph Vaisley, P.E.
 Florida Registration No. 365
 1115 Maple
 400 Maple

B **BETSY LINDSAY, INC.**
SURVEYING AND MAPPING
7047 B.W. JACK JAMES DRIVE STUART, FLORIDA 34957
0772/290-5755 0772/290-5505 FAX
LICENSED SURVEYOR NO. 6822

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN PARCEL 1 OF THOSE LANDS DESCRIBED IN EXHIBIT 'A' OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1198, PAGE 1143, MORE PARTICULARLY DESCRIBED IN PARCEL 2 OF OFFICIAL RECORDS BOOK 2793, PAGE 2036, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. ALL LYING IN SECTION 30, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL 2 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2793, PAGE 2036; THENCE N 34°07'45" W, ALONG THE EASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1198, PAGE 1143, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID PARCEL 2 OF OFFICIAL RECORDS BOOK 2793, PAGE 2036, A DISTANCE OF 54.61 FEET TO THE POINT OF BEGINNING; THENCE S 79°23'07" W, A DISTANCE OF 376.65 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 75°36'54"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 263.95 FEET; THENCE N 24°59'59" W, A DISTANCE OF 275.98 FEET; THENCE N 13°08'18" W, A DISTANCE OF 239.36 FEET; THENCE N 18°32'36" W, A DISTANCE OF 249.82 FEET; THENCE N 27°53'05" W, A DISTANCE OF 243.44 FEET; THENCE N 30°51'24" W, A DISTANCE OF 110.73 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 82.08 FEET AND A CENTRAL ANGLE OF 50°55'54"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 72.97 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 61.37 FEET AND A CENTRAL ANGLE OF 88°59'48"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 95.32 FEET; THENCE S 70°55'42" E, A DISTANCE OF 40.85 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE 70 FOOT ACCESS ROAD "A" FOR STATE ROAD 9 (I-95) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 89095-2414; THENCE S 55°50'57" E ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 243.60 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID PARCEL 1; THENCE S 34°07'45" E ALONG SAID EASTERLY LINE, A DISTANCE OF 1,244.40 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 483,088 SQUARE FEET OR 11.09 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

SHEET NO. 2
OF 3 SHEETS
PROJECT NO.
08-67B

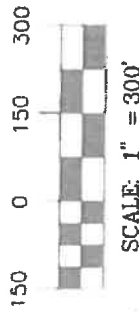
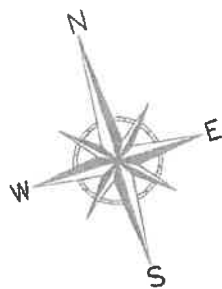
DATE 07/30/18
REVISIONS
REVISE PER COMMENTS

A PORTION OF SECTION 30, TOWNSHIP 38 S.,
RANGE 40 E., MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION
PROGRESSIVE WASTE SOLUTIONS

DATE 09/20/2017
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY D.B.
CHECKED BY D.L.H.

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7007 SW JACK JAMES DRIVE SUITE 100 FLORIDA 34067
(772) 288-5733
LICENSED BUSINESS NO. 0022

SOUTHWESTERLY RIGHT OF WAY LINE OF 70' ACCESS ROAD "A" FOR STATE ROAD 9 (I-95) PER F.D.O.T.
RIGHT OF WAY MAP SECTION NO. 89095-2414, SHEET 10 OF 17, LAST UPDATED ON 6-14-84



SECTION 30
TOWNSHIP 38 SOUTH
RANGE 40 EAST
**UNPLATTED
LANDS**
(PARCEL 1
O.R.B. 2793,
PG. 2036)

**UNPLATTED
LANDS**
(PARCEL 2
O.R.B. 2793,
PG. 2036)

UNPLATTED LANDS
(O.R.B. 2902, PG. 603,
PARCEL 1 O.R.B. 1198, PG. 1143)

SOUTHERLY LINE OF
PARCEL 2
O.R.B. 2793, PG. 2036

P.O.C.
S.E. CORNER OF PARCEL 2
O.R.B. 2793, PG. 2036

P.O.B.
N34°07'45"W
54.61'

**UNPLATTED
LANDS**
(O.R.B. 866,
PG. 1144)

STATE
ROAD 9
(I-95)

EASTERLY LINE OF
PARCEL 1, ORB 1198,
PG. 1143 & PARCEL 2,
ORB 2793, PG. 2036

PARCEL RA-1
(RESTORATION
AGREEMENT
PER F.D.O.T.
RIGHT OF WAY
MAP SECTION
NO. 89095-2414

11.09
ACRES

R=82.08'
L=72.97'
Δ=50°55'54"

N30°51'24"W
110.73'

N27°53'05"W
243.44'

N18°32'36"W
249.82'

N13°08'18"W
239.36'

N24°59'59"W
275.98'

S34°07'45"E
124.40'

R=200.00'
L=263.95'
Δ=75°36'54"

S79°23'07"W
376.65'

N52°33'22"E
(REFERENCE
BEARING)

R=61.37'
L=95.32'
Δ=88°59'48"

S70°55'42"E
40.85'
S55°50'57"E
243.60'

THIS IS NOT
A SURVEY

SHEET NO. 3
OF 3 SHEETS
PROJECT NO.
08-67B

DATE 07/30/18 REVISIONS
BY RENE PER COMENTS

A PORTION OF SECTION 30, TOWNSHIP 38 S.,
RANGE 40 E., MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
PROGRESSIVE WASTE SOLUTIONS

DATE 09/20/2017
SCALE 1" = 300'
FIELD BK.
DRAWING BY D.B.
CHECKED BY D.J.H.

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING

7807 S.W. JACK JAMES DRIVE SUITE 101, FLORIDA 32607
772-284-5783 772-284-5535 FAX
LICENSED BUSINESS NO. 0882